

August 2, 2006 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

06AN0329

Premier Homes

Clover Hill Magisterial District
9831 Paisley Lane

REQUEST: A Variance to use a parcel of land which fronts a dedicated but unimproved public road for dwelling purposes in an Agricultural (A) District.

RECOMMENDATION

Staff recommends that this request be deferred thirty (30) days for the following reason:

The request should be for a Variance to use a parcel of land which has no public road frontage for dwelling purposes.

GENERAL INFORMATION

Location:

Property is known as 9831 Paisley Lane. Tax ID 751-692-0410. Access will be across Tax ID 750-692-Part of 5237 (Sheet 10).

Existing Zoning:

A

Size:

1.1 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A; Residential
South - A; Residential and vacant
East - A; Residential
West - A; Vacant

Utilities:

Private well and septic system

General Plan:

(Northern Area Land Use and Transportation Plan)

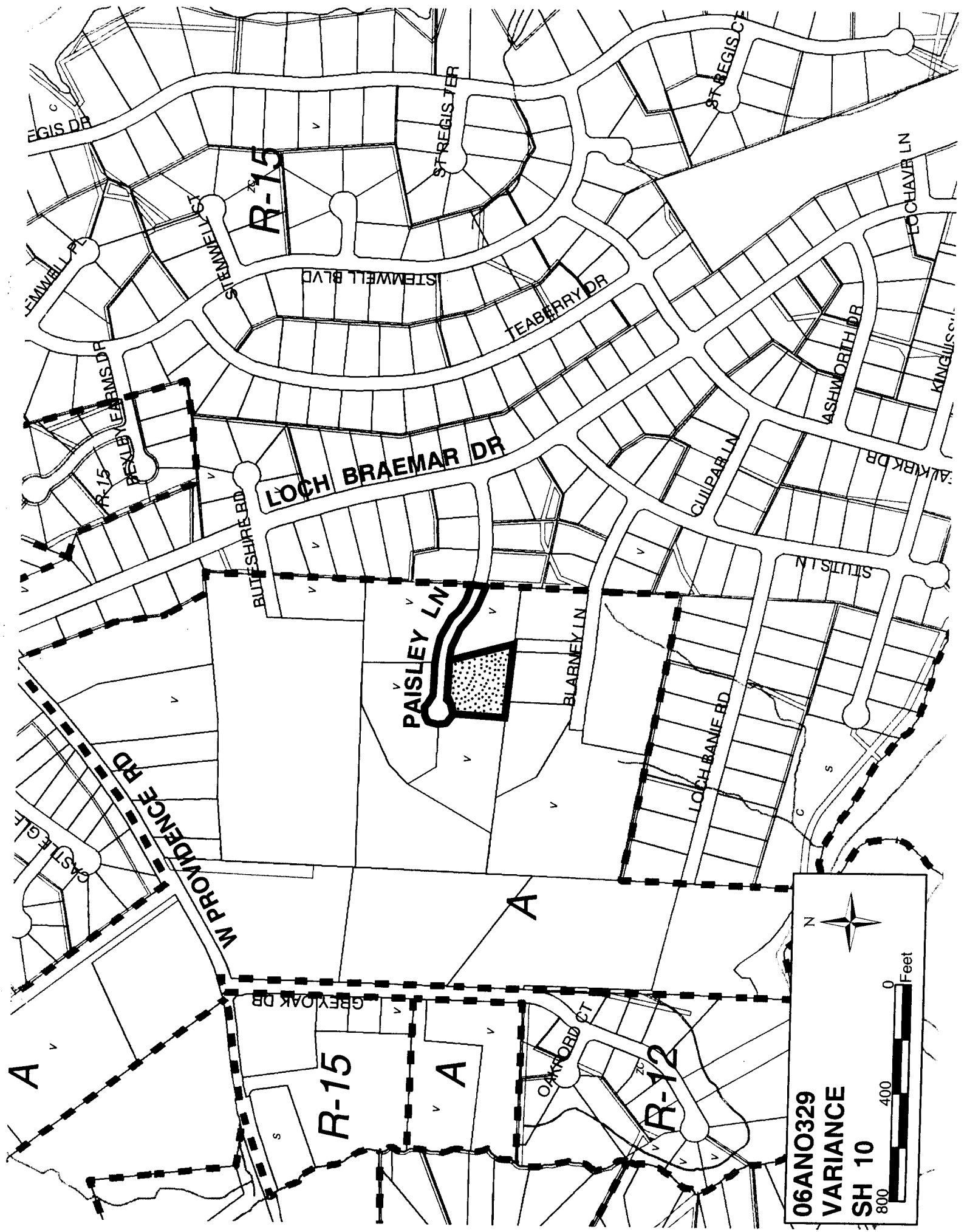
Residential
(1.51 to 4.0 units per acre)

DISCUSSION

Staff recommends a thirty (30) day deferral to allow time to correct the request to read “a Variance to use a parcel of land which has no public road frontage for dwelling purposes”. At the time of the application and acceptance of the Variance request, the applicant had indicated he would be accessing the subject property via Paisley Lane which is a dedicated road.

Staff has reviewed the application and determined Paisley Lane ends approximately 400 feet east of the subject property. The driveway the applicant had indicated he was proposing to use to ingress and egress the subject property is privately owned by Mary Jo Lux. Therefore, the applicant would need to amend the request to a Variance to use a parcel of land which has no public road frontage for dwelling purposes.

On July 19, 2006, staff contacted the applicant, David Mathews with Premier Homes, and advised him of staff's recommendation for a thirty (30) day deferral.



R-15

LOCH BRAEMAR DR

PAISLEY LN

R-12

R-15

A

A

06ANO329
VARIANCE
SH 10

800 400 0 Feet

N

LOCH BRAEMAR DR

PAISLEY LN

BLARNEY LN

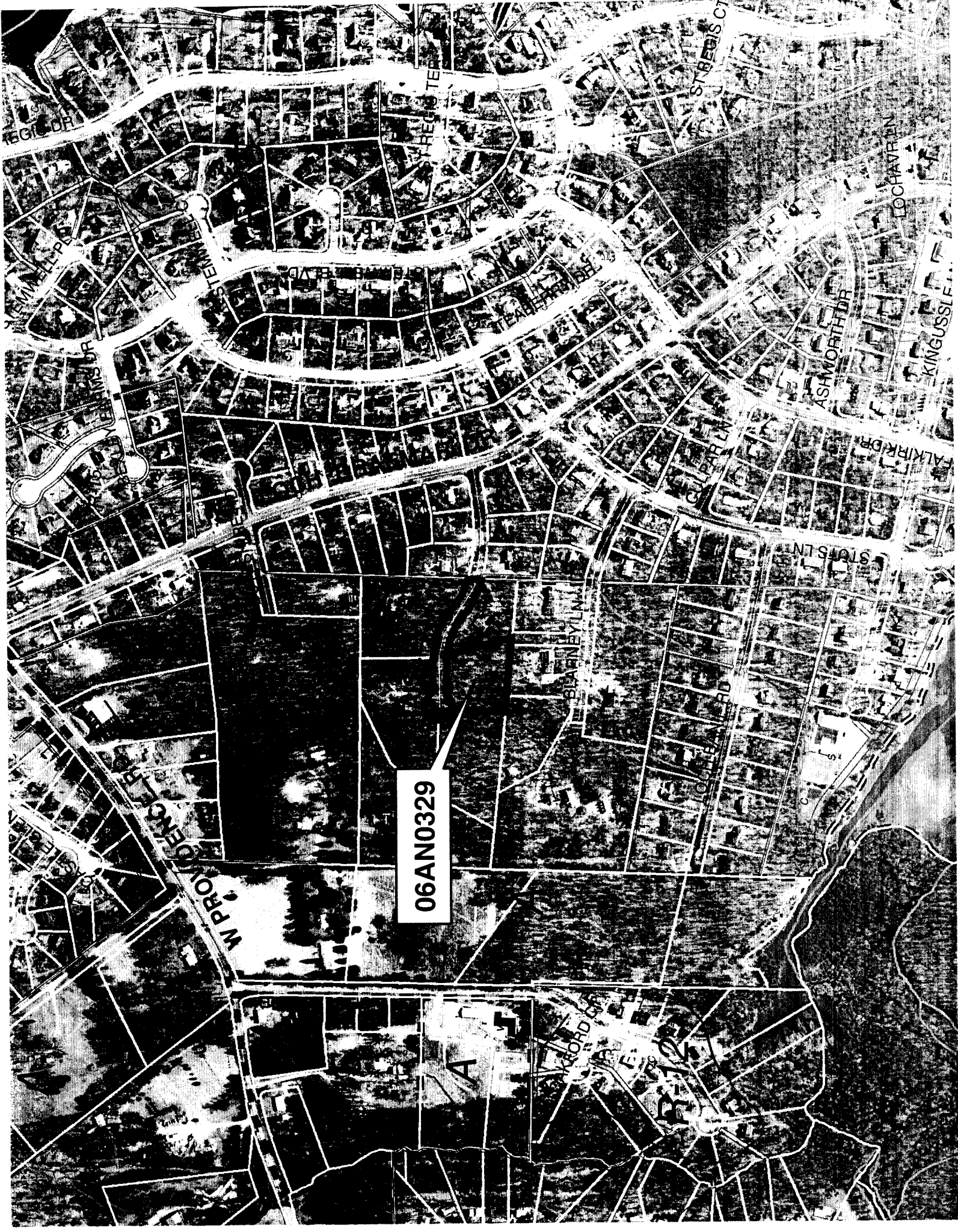
POINT B

POINT A

N

06AN0329-1





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